

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – HYDERABAD DISTRICT – Asifnagar Mandal – Conversion of Lease-hold Rights into Free-hold Rights in respect of Non-ISF lands located in Premises No.10-2-318/1, Mallepally Village of Asifnagar Mandal admeasuring 1000 Square Meters in favour of Smt. Badar Hashmi W/o late Capt. Z.A.Hashmi in terms of G.O. Ms. No.1340, Revenue Department dated 21.11.2008 – permission – Accorded – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1231

Dated 24.9.2010.
Read the following :-

- (1) G.O. Ms. No.1340, Revenue (Assn.III) Department, dated 21.11.2008.
- (2) Letter No.C4/4398/2003, dated 16.02.2010 of the District Collector – Hyderabad addressed to Special Chief Secretary and CCLA AP Hyderabad.
- (3) Reference No.S4/14/2010, dated 13.4.2010 received from the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.

-:O:-

ORDER :-

In the G.O. 1st read above Government have issued orders for conversion of Lease-hold Rights into Free-hold Rights in respect of Non-ISF lands in Hyderabad area on payment of conversion charges and the Chief Commissioner of Land Administration AP Hyderabad has been requested to take necessary further action on the applications received for conversion of Lease-hold Rights into Free-hold Rights and in respect of applications above the extent of 501 Square Yards shall be submitted to Government along with record of enquiry for consideration and approval.

2. In the reference 3rd read above the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad after obtaining a report from the District Collector – Hyderabad has submitted that one Smt. Badar Hashmi W/o Capt Z.A. Hashmi filed an application for conversion of leasehold rights into free hold rights. When called for a report by the Collector – Hyderabad, the Tahsildar Asifnagar submitted that the Premises No.10-2-318/1 of Mallepally Village wherein an old house with (3) rooms is existing on ground surrounded by a compound wall and the applicant Smt. Badar Hashmi is residing. As reported, the land in question falls in T.S. No.2, Block 'L', Ward 34 of Mallepally Village and as per the TSLR, Column No.10 is recorded as 'Abadi' and in Col. No. recorded as 'G' and in Col. No.23 Captain Siddi A. Hamim S/o Baseeruddin (under dispute with Government) and it is correlated to old Sy. No.36 as per the Column No.9 of TSLR of Asifnagar Village. On ground, the applicant possession is of 1,000 Square Meters and surrounded by 60' and 40' road.

3. The applicant has submitted the Death Certificate of her husband, who expired on 25.11.1999 and submitted legal heir certificate issued from the Mandal Revenue Officer, Asifnagar mentioning that Smt. Badar Hashmi as wife of Smt. Shama Khan and as daughter of the legal heirs to late Sri Capt. Z.A. Hashmi. Late Capt. Z.A. Hashmi S/o Mr. B.A Hashmi was granted lease to an extent of 1000 Square Meters of land as per the orders of the Government in G.O. Ms.No.140, Revenue (Q) Department, dated 25.6.1981 for a period of (30) years commencing from 30.04.1970, subject to renewal up to (90) years on payment of lease amount of Rs.24/- per annum and it was paid up to the year, 2004. On the demise of Sri Z.A.Hashmi it has been recommended to consider mutation of lease in favour of the widow Mrs. Badar Hashmi w/o late Capt. Z.A.Hashmi for a further renewal of lease for another (30) years, as the lease expired in the year 2000. In the meanwhile, Government have issued orders in G.O. Ms. No.1340, Revenue (Assn.III) Department, dated 21.11.2008 for conversion of lease hold rights into free hold rights and the applicant applied for conversion of lease hold rights into free hold and requested to consider the request in the circumstances explained above.

contd.2.

4. The lease rent and also conversion charges for conversion of lease hold rights into free hold rights in respect of Non-ISF land in premises No. 10-2-318/1, adjacent to Tajmahal Talkies, Mallepally Village, Asifnagar Mandal aggregating Rs.66,28,197/- (Rupees sixty six lakhs twenty eight thousand one hundred and ninety seven) only.

5. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad also reported that, it was mentioned at Column No.23 as "Captain Siddi A.Hanim S/o Baseeruddin (under dispute with Government) and the extent of Sy. No.2 was shown as 20,138 Square Meters. When further report called for from the Collector, with regard to the extent of land, it has been reported that initially an extent of 5 Acres 10.5 guntas of land along with a house (Ex.soldiers model houses) was taken on lease from Nizam Government by Z.A. Hashmi. There was no MCH permission for Ex.soldiers model house in those days and the house was not constructed by the individual as per MCH Plan. The old House is till exists in a dilapidated condition. It has been further reported that at present there is no dispute with the Government on the land. An extent of 1000 Square Meters was leased out to Z.A. Hashmi. Subsequently, the remaining land was leased out to different people by the Government and the present extent of 1000 Square Meters leased out to Z.A. Hashmi vide G.O. Ms. No.1027, Revenue Department, dated 2.6.1981 and G.O. Ms. No.140, Revenue Department, dated 30.01.1981.

6. The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad while sending the relevant documents to the Government for taking further action in terms of para (6) of G.O. Ms. No.1340, Revenue (Assn.III) Department, dated 21.11.2008 as the extent in the instant case is more than 510 Square Yards.

7. In the circumstances stated by the Collector – Hyderabad and Chief Commissioner of Land Administration, AP Hyderabad, Government have examined the matter, and after careful consideration hereby accord permission to Chief Commissioner of Land Administration for conversion of Government Non-ISF land admeasuring 1000 Square Meters located in T.S. No.2, Block 'L', Ward No.34 (Premises No.10-2-318/1 adjacent to Tajmahal Talkies) Mallepally Village of Asifnagar Mandal Hyderabad District from leasehold rights to freehold right in favour of Smt. Badar Hashmi W/o late Capt. Z.A.Hashmi on payment of Rs.66,28,197/- (Rupees sixty six lakhs twenty eight thousand one hundred and ninety seven) only in terms of G.O. Ms. No.1340, Revenue Department dated 21.11.2008.

8. The Chief Commissioner of Land Administration, A.P. Hyderabad / District Collector – Hyderabad shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner of
Land Administration, AP Hyderabad.

The Collector – Hyderabad.

Copy to:

The Applicant (thro' Collr. – Hyd)

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/ Forwarded :: By Order /

SECTION OFFICER